

## Woodbridge Association, Inc. Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded in Dallas County as Documents 201300360315, 201200350688, 201100028197, 200600420334, 200503441015, 200202136684, 200201778752 and instruments recorded in Collin County as Documents 20131122001571880, 20121126001502520, 20110131000119000, 20061106001588660, 20050720000979480, and 20020508000665900

**1. Subdivision information.** Woodbridge is an addition to the cities of Sachse and Wylie in Dallas and Collin Counties, Texas. The plats are recorded in the Plat Records of Collin County, Texas as:

- Phase 1: Document 19980218000150040, recorded February 18<sup>th</sup>, 1998.
- Phase 1 (Amending Plat): Document 20050406000444640, recorded April 6<sup>th</sup>, 2005
- Phase 1A: Document 19981203001343710, recorded November 18<sup>th</sup>, 1998.
- Phase 2A: Document 19990527000656080, recorded May 27<sup>th</sup>, 1999.
- Phase 2B: Document 19990527000656280, recorded May 27<sup>th</sup>, 1999.
- Phase 2C: Document 19990708000856820, recorded July 8<sup>th</sup>, 1999.
- Phase 3B: Document 20000814000870280, recorded August 14<sup>th</sup>, 2000.
- Phase 4B: Document 20010809000992040, recorded July 20<sup>th</sup>, 2001
- Phase 7A: Document 20021007001448260, recorded October 7<sup>th</sup>, 2002.
- Phase 8: Document 20050606000742870, recorded June 6<sup>th</sup>, 2005.
- Phase 9: Document 20050513000634930, recorded May 13<sup>th</sup>, 2005
- Phase 10: Document 20080124010000240, recorded January 24<sup>th</sup>, 2008
- Phase 10A: Document 20060731010003280, recorded July 31<sup>st</sup>, 2006.
- Phase 10B: Document 20061003010004270, recorded October 3<sup>rd</sup>, 2006.
- Phase 10C: Document 20060914010003920, recorded September 14<sup>th</sup>, 2006.
- Phase 10D: Document 20060914010003910, recorded September 14<sup>th</sup>, 2006.
- Phase 12: Document 20060810010003430, recorded August 10<sup>th</sup>, 2006.
- Phase 13: Document 20080124010000240, recorded January 24<sup>th</sup>, 2008
- Phase 14: Document 20071004010003570, recorded October 4<sup>th</sup>, 2007.
- Phase 14 (Amending Plat): Document 20081217010004300, recorded August 17<sup>th</sup>, 2008.
- Phase 16: Document 20140605010001710, recorded June 5<sup>th</sup>, 2014.
- Phase 17: Document 20130918010002830, recorded September 18<sup>th</sup>, 2013
- Phase 18: Document 20131118010003280, recorded November 18<sup>th</sup>, 2013.
- Phase 19: Document 20150714010002450, recorded July 10<sup>th</sup>, 2015.
- Phase 19 (Amending Plat): Document 20150918010003390, recorded September 18<sup>th</sup>, 2015
- Phase 20A: Document 20161027010004390, recorded October 27<sup>th</sup>, 2016
- Phase 20B: Document 20161027010004380, recorded October 27<sup>th</sup>, 2016
- Phase 21A: Document 20190726010003240, recorded July 26<sup>th</sup>, 2019
- Phase 21B: Document 20190726010003230, recorded July 26<sup>th</sup>, 2019
- Phase 22A: Document 20210526010001960, recorded May 26<sup>th</sup>, 2021
- Phase 22B: Document 20210827010003140, recorded August 27<sup>th</sup>, 2021
- Phase 22C: Document 20210827010003150, recorded May 5<sup>th</sup>, 2021

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The plats are also recorded in the Plat Records of Dallas County, Texas as:

- Phase 2A: Document 199900589088, recorded May 25<sup>th</sup>, 1999.
- Phase 2B: Document 199900589089, recorded May 25<sup>th</sup>, 1999.
- Phase 2C: Document 199900644853, recorded July 2<sup>nd</sup>, 1999.
- Phase 5A: Document 200101621687, recorded December 3<sup>rd</sup>, 2001
- Phase 5B: Document 200101621688, recorded December 3<sup>rd</sup>, 2001
- Phase 6: Document 200202023575, recorded October 9<sup>th</sup>, 2002.
- Phase 7A: Document 200202017293, recorded on October 4<sup>th</sup>, 2002.
- Phase 7B: Document 200202023603 recorded October 9<sup>th</sup>, 2002.
- Phase 10A: Document 200600276926, recorded July 31<sup>st</sup>, 2006
- Phase 10B: Document 200600366439, recorded October 3<sup>rd</sup>, 2006
- Phase 16: Document 201400141018, recorded June 6<sup>th</sup>, 2014

**2. Declaration information.** Lots in Woodbridge are subject to Declaration of Covenants, Conditions and Restrictions for Woodbridge, recorded on June 22<sup>nd</sup>, 1998, as Document 19980622000644120 Real Property Records, Collin County Texas, and is amended and supplemented as follows:

First Amended and Restated Declaration of the Covenants, Conditions and Restrictions:  
Document 20011206001566800, recorded December 6<sup>th</sup>, 2001.

- Supplemental Declaration No. 1 Phase 1A: Document 19990122000085700, recorded December 6<sup>th</sup>, 2001.
- Supplemental Declaration No. 2 Phase 2A: Document 19990728000944750, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 3 Phase 2B: Document 19990728000944760, recorded on July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 4 Phase 2C: Document 19990728000944770, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 6 Phase 3B: Document 20000814000869400, recorded August 14<sup>th</sup>, 2000.
- Supplemental Declaration No. 8 Phase 4B: Document 20010814001010830, recorded August 14<sup>th</sup>, 2001
- Supplemental Declaration No. 11 Phase 7A and 7B: Document 20021010001474170, recorded October 10<sup>th</sup>, 2002
- Supplemental Declaration No. 12 Phase 7A and 7B: Document 20021121001729810, recorded November 21<sup>st</sup>, 2002
- Supplemental Declaration No. 13 Phase 8: Document 20041122001688910, recorded November 22<sup>nd</sup>, 2004
- Supplemental Declaration No. 14 Woodbridge North: Document 20041217001799280, recorded December 17<sup>th</sup>, 2004
- Supplemental Declaration No. 15 Ranch Road Property: Document 20041216001795030, recorded December 16<sup>th</sup>, 2004.

- Supplemental Declaration No. 16 Phase 9: Document 19990122000085700, recorded May 2<sup>nd</sup>, 2005.  
Corrected: Document 20050824001178160, recorded on August 24<sup>th</sup>, 2005.
- Supplemental Declaration No. 17 Phase 19: Document 20060324000384980, recorded March 24<sup>th</sup>, 2006.
- Supplemental Declaration No. 18 Phase 12: Document 20060407000461430, recorded April 7<sup>th</sup>, 2006.
- Supplemental Declaration No. 19 Phase 14: Document 20071001001348170, recorded October 1<sup>st</sup>, 2007. Rerecorded 20071129001597960, recorded November 29<sup>th</sup>, 2007. Rerecorded
- Supplemental Declaration No. 20 Phase 13: Document 20080122000078200, recorded January 22<sup>nd</sup>, 2008.
- Supplemental Declaration No. 21 Woodbridge Senior Living Facility Neighborhood: Document 20090224000203820, recorded February 24<sup>th</sup>, 2009.
- Supplemental Declaration No. 22 Phase 16: Document 20110721000760140, recorded July 21<sup>st</sup>, 2011.
- Supplemental Declaration No. 23 Phase 17: Document 20110721000760130, recorded July 18<sup>th</sup>, 2011
- Supplemental Declaration No. 26 Phase 20A and 20B: Document 20161118001568110, recorded November 18<sup>th</sup>, 2016.

Lots in Woodbridge are also subject to Declaration of Covenants, Conditions and Restrictions for Woodbridge, recorded on June 22<sup>nd</sup>, 1998, as Document 19980622000644120 Real Property Records, Dallas County Texas, and is amended and supplemented as follows:

Second Amended and Restated Declaration of the Covenants, Conditions and Restrictions:  
Document 201700087334, recorded March 27<sup>th</sup>, 2017

- Supplemental Declaration No. 2 Phase 1A: Document 199900676030, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 3 Phase 2A: Document 199900676030, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 4 Phase 2B: Document 199900676031, recorded on July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 5 Phase 2C: Document 199900676033, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 5 Phase 2D: Document 199900676032, recorded July 28<sup>th</sup>, 1999.
- Supplemental Declaration No. 7 Phase 3B: Document 200101303422, recorded March 6<sup>th</sup>, 2001.
- Supplemental Declaration No. 9 Phase 7A and 7B: Document 200201788134, recorded April 11<sup>th</sup>, 2002.
- Supplemental Declaration No. 10 Phase 5B: Document 200201788135, recorded April 11<sup>th</sup>, 2002.
- Supplemental Declaration No. 11 Phase 6: Document 200202084252, recorded November 21, 2002
- Supplemental Declaration No. 12 Phase 7A and 7B: Document 200202084248, recorded November 21<sup>st</sup>, 2002
- Supplemental Declaration No. 17 Phase 10: Document 200600101270, recorded November 22<sup>nd</sup>, 2004
- Supplemental Declaration No. 22 Phase 16: Document 201100189086, recorded July 21<sup>st</sup>, 2011
- Supplemental Declaration No. 24 Assignment of Declarant Rights: Document 201500080166, recorded April 1<sup>st</sup>, 2015.

- Supplemental Declaration No. 26 Phase 20A and 20B: Document 201600335646, recorded December 2<sup>nd</sup>, 2016.

**3. Name of property owners association. Woodbridge Association, Inc.**

**4. How to contact the association through its managing agent.**

Woodbridge Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://woodbridge.connectresident.com>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$250.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 28 day of September 2021

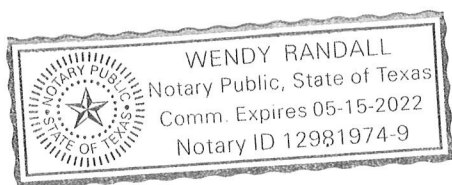
Woodbridge Association, Inc. a Texas property  
owners' association

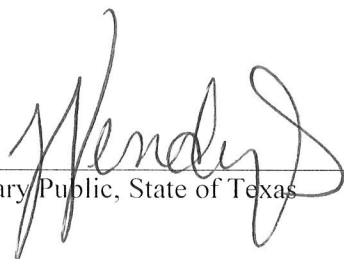
By: 

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 28 day of September 2021  
by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



  
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Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Woodbridge Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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